

ZONING COMMISSION MINUTES

May 5, 2009

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, May 5, 2009 at 5:15 p.m. Board members present were: Chairman Tom Medlin, Perry O'Brien, Gilbert Torres and Yvonne Chatelain. Staff members present were: Brian Falk, Doug Kneupper and Don Carroll. No citizens were present.

Mr. Perry O'Brien presided over the meeting until Chairman Medlin arrived.

APPROVAL OF MINUTES. The minutes from the April 20, 2009 meeting were approved on a motion by Yvonne Chatelain/Gilbert Torres. All members present voted aye.

Mr. Carroll stated Item No. 1 and Item No. 2 have been pulled due to the fact these issues were already approved by the Zoning Commission on July 1, 2008. He continued, these items will move forward to City Commission for final disposition.

ITEM NO. 1 Proposed Amendment to the Land Use Map Amending South side of F.M. 1764, between Hwy. 3 and Hwy. 146, from Business and Light Industrial Growth Area to Activity Corridor (Action) pulled

ITEM NO. 2 Proposed Amendment to the Land Use Map Amending East side of Hwy. 146, between F.M. 1764 and F.M. 1765, from Business and Light Industrial Growth Area to Activity Corridor (Action) pulled

ITEM NO. 3 Recommendations/Workshop to amend section 40-58 (e) of The Zoning Ordinance, metal shipping containers used as accessory buildings. (Action) Mr. Carroll provided an overview of the recommendations to amend section 40-58 (e). Mr. Doug Kneupper provided specifics initially the intent from Mayor Doyle and Staff is to disallow the containers in the Gateway Corridor; Mr. Kneupper continued by stating the intent expanded to only allow in the industrial zoning districts and on temporary construction sites. Mr. Perry O'Brien asked if the screening ordinance could improve the problem and what impacts would this change have on the businesses currently utilizing the containers. He asked would temporary storage be allowed for short time periods like 60 days or exceptions given to retailers during peak seasons that could be administratively approved. He questioned if the definition of the containers could be expanded to include various types of boxes (POD). Mr. Gilbert Torres asked how much of a problem is this. Mr. Carroll stated he did not have data to quantify the extent of the problem at this time. He continued this recommended text provided is a starting point to work on the amendments and a benchmark study would be completed and the information will be brought back at a subsequent meeting.

There was no further business to discuss at this time and a motion was made by Gilbert Torres/Perry O'Brien. All members present voted aye.

Tom Medlin, Chairman


Don Carroll, Secretary

ZONING COMMISSION MINUTES

May 19, 2009

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, May 19, 2009 at 5:15 p.m. Board members present were: James Horan, Gilbert Torres, and Perry O'Brien. Staff members present were: Donald Carroll, Brian Falk and Julie Morreale. Citizens present were: William Hillman and Paula Stephens.

Acting Chairman James Horan welcomed everyone.

APPROVAL OF MINUTES. The minutes from the May 5, 2009 meeting were approved on a motion by Perry O'Brien/Gilbert Torres. All members present voted aye.

ITEM NO. 1 AT&T Mobility c/o Paula Stephens to rezone from "A" (Single Family Residential) to "SP" (Site Plan) for a new Communication Tower. Being out of lot 4 in the ABST. 10, AMOS EDWARDS, Blk 99, San Leon FM HM TRS. Being approximately .22 Acres. (Action) Mr. Donald Carroll gave an overview of the request to rezone. He then stated that three property owners were notified of the intent to rezone and to date no letters of opposition have been received. Mr. Carroll then read the comments from the various Department Heads. The comments were as follows: Planning Director, "No objections, must build in manner conveyed by Site Plan – must screen and fence and never create any nuisances for adjacent property owners". Tax Assessor, "No taxes due on the property". Building Official, "Ok". Utilities Director, "Clear". Public Works Director, "Requires twin 54" RCP culverts in Bowerman ROW ditch". Fire Marshall, "No objections". The Public Hearing was then opened on a motion by Perry O'Brien/Gilbert Torres. All members present voted aye. Ms. Paula Stephens gave an overview of the rezoning request. Mr. Carroll asked how many customers would be provided service and the area of coverage for the tower. Ms. Stephens presented a map of the area of coverage and stated she did not have the number of customers that would be served. Mr. Falk asked if this tower would be used solely by AT&T. Ms. Stephens stated the tower could be utilized by more than one company, but at this time AT&T would be the only provider serviced. Mr. Torres asked if the tower meets the break-a-way regulations. Mr. Carroll stated the tower meets all regulations and this project has been reviewed by the Planning Board. The Public Hearing was then closed on a motion by Gilbert Torres/Perry O'Brien. All members present voted aye. Mr. Carroll stated the Building Official would also look over the tower plans before issuing a permit for the project. A motion to approve the rezoning request for a new Communication Tower with the stipulation the culvert will be completed was made by Perry O'Brien/Yvonne Chatelain. All members present voted aye.

ITEM NO. 2. Other Business. Mr. Carroll presented the recommended amendment to Section 40-58(e) regarding containers to the Commission. Mr. Carroll stated the concerns vetted by the Commission were brought before the Planning Board regarding giving businesses a grace period for containers but the Board found it unnecessary and could make additional problems. Mr. Falk stated the containers would not be allowed. Mr. Carroll stated that any and all comments would be appreciated. He continued by stating the next step is to schedule a public hearing to adopt the revisions.

A motion was made by Gilbert Torres/Perry O'Brien to adjourn. All members presented voted aye.

James Horan, Acting Chairman



Donald Carroll, Secretary

ZONING COMMISSION MINUTES

July 7, 2009

The Zoning Commission for the City of Texas City met in a regularly scheduled meeting on Tuesday, July 7, 2009 at 5:15 p.m. Board members present were: Perry O'Brien, Tom Medlin and Yvonne Chatelain. Staff members present were: Donald Carroll, Brian Falk, Doug Kneupper and Julie Morreale. No citizens were present.

Chairman Tom Medlin welcomed everyone.

APPROVAL OF MINUTES. The minutes from the May 19, 2009 meeting were approved on a motion by Yvonne Chatelain/Perry O'Brien. All members present voted aye.

ITEM NO. 1 Amending section 40-58 (e) of The Zoning Ordinance, metal shipping containers used as accessory buildings. (Action) Mr. Donald Carroll gave an overview of the text amendment and read the Staff memorandum (attached). The Public Hearing was then opened on a motion by Perry O'Brien/Yvonne Chatelain. All members present voted aye. The Public Hearing was then closed on a motion by Perry O'Brien/Yvonne Chatelain. All members present voted aye. After a short discussion a motion to approve the text amendment to section 40-58 (e) of The Zoning Ordinance, metal shipping containers used as accessory buildings was made by Perry O'Brien/Yvonne Chatelain. All members present voted aye.

There being no further items a motion was made by Perry O'Brien/Yvonne Chatelain to adjourn. All members presented voted aye.

Tom Medlin, Chairman



Donald Carroll, Secretary